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Planning Department Newsletter



CITY PREPARES FOR REVIEW OF CRITICAL AREAS ORDINANCE

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The Washington Growth Management Act (GMA) establishes rules for planning practice in every jurisdiction in the state. For those fast-growing cities and counties that fully plan under this act, there are many procedural steps to follow, including development of county-wide planning policies and preparation of a detailed comprehensive plan with several required elements. Pullman is not mandated to fully plan under the GMA's provisions. However, all jurisdictions, regardless of their size or growth rate, are required by the act to maintain standards that protect critical areas and resource lands in the community. Critical areas are identified in the act as wetlands, habitat conservation areas, critical aquifer recharge areas, frequently flooded areas, and geologically hazardous areas. Resource lands are agricultural, forest, or mineral resource properties of long-term commercial significance. The local regulations that govern all of these areas are set forth in the city's critical areas ordinance.

Pullman's first critical areas ordinance was adopted in 1992. Students and faculty from the WSU Environmental Science program performed much of

the necessary research for this inaugural effort. In 2003, the city's regulations were revised substantially to comply with an amendment to the GMA that required local governments to protect critical areas in accordance with the "best available science." For this 2003 update, the city retained the services of consultant Economic and Engineering Services, Inc. of Kennewick to assist in the development of the regulations. The 2003 version of the critical areas ordinance, currently in use by the city, can be viewed on the city's website at <http://www.pullman-wa.gov/DrawOnePage.aspx?PageID=48>.

The GMA provides a schedule for Washington counties and their incorporated cities to update their critical areas ordinances. According to this schedule, the city of Pullman is required to review and, if necessary, revise its critical areas ordinance by December 1, 2007. To assist in this review process, the Washington State Department of

Community, Trade and Economic Development (DCTED) has reserved a grant for Pullman in the amount of \$13,200. This week, the City Council authorized the submittal of an application to request these funds. The city hopes to finalize a grant contract with DCTED next month and then begin the work of reviewing our critical areas ordinance.

Throughout the period of this ordinance review, the city will be requesting public input on the regulations. If you would like to offer comments, or be notified of upcoming public meetings regarding the critical areas ordinance update, please contact the planning department.



Habitat areas such as this are protected by Pullman's critical areas ordinance

Your comments,
questions and
suggestions are always
welcome.

INTRODUCING ASSISTANT PLANNER ERIN SCHAU

The planning department is pleased to announce the hiring of our new assistant planner, Erin Schau. She came to Pullman from Seattle, and she says she's already enjoying the more relaxed lifestyle on this side of the state.

Erin brings a strong background of academic achievements and work experience to the Pullman planning office. She obtained a bachelor's degree in environmental science from Western Washington University and a master's degree in urban planning from the University of Washington. Along the way, she also earned a certificate of wetlands science from UW Extension. In the workplace, Erin has managed local food sale enhancement programs, helped coordinate land use and urban design projects for several western Washington cities, and designed and taught courses in high school biology, natural history, and marine biology.

Erin began her employment with the city on August 14, and she is quickly learning the

responsibilities of her position. She says she's "looking forward to being involved in the continued growth and responsible development of this city, a unique place where wheat field meets suburbia, and entrepreneurs are encouraged to apply." If you need help with any planning or zoning matters, please call upon Erin for assistance.



OCTOBER PLANNING CONFERENCE IN YAKIMA

For those of you who are looking for ways to expand your knowledge of community planning, you may be interested in an upcoming educational opportunity to be offered in nearby Yakima. The Washington Chapter of the American Planning Association is conducting its annual conference at the Yakima Convention Center from October 4 through 6, and it is sure to be a worthwhile experience for anyone with an interest in community development. More than 40 sessions will offer new information on a variety of urban and rural projects, programs, and techniques pertaining to growth management, transportation, environmental issues, and community vitality. Several sessions involve tours of local sites that relate to land use or transportation issues, such as the Yakima Greenway or central business district.

The event also includes the three-hour "Short Course on Local Planning," which is designed to provide interested citizens and local elected and appointed officials an overview of the legal basis for planning in this state, the comprehensive planning process, and the role of the planning commission. While a fee is required to participate in all other sessions at the conference, attendance at this short course is free.

If you have an interest in this conference, contact the Pullman planning department for more information, or visit the conference website at <http://www.washington-apa.org/2006conf/>.



Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

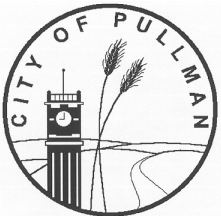
PROJECT	DESCRIPTION	LOCATION	STATUS
Zoning Code Text Amendments	propose several miscellaneous revisions, including changes to parking and walkway standards	citywide	staff conducting research; PC hearing scheduled for 9/27
McKenzie Street Vacation	vacate about 14,000 square feet of street right-of-way	a portion of SE McKenzie Street between Grand Avenue and High Street	PC meeting scheduled for 9/27
Brannan/Brelsford Annexation	annex 9.8 acres to the city	west of S. Grand Avenue/Fairmount Drive intersection	PC recommended conditional approval; CC meeting scheduled for 9/19
Oak Street Zone Change (Z-06-3)	rezone 18,000 square feet from R2 to R4	400 and 420 Oak Street	staff reviewing application; PC hearing scheduled for 9/27
VBC Terre View Apartments Parking Variance (V-06-2)	reduce number of off-street parking spaces needed for 52 apartments	550 NE Terre View Drive	staff reviewing application; BOA hearing scheduled for 9/18
Wal-Mart Supercenter SEPA determination and site plan	develop 223,000-sq-ft store on a 28-acre site	south of SE Harvest Dr/Bishop Boulevard intersection	case remanded to hearing examiner; hearing scheduled by Superior Court in Colfax on 10/18
Humane Society Adoption Center site plan (03-15)	construct 12,000-sq-ft animal shelter facility on a 6.2-acre site	1350 SE Old Moscow Road	staff requested applicant to revise site plan
Valley Road Apartments site plan (05-18)	develop 7 apartments on a 10,832-sq-ft lot	1245 NE Valley Road	staff requested applicant to revise site plan
North Campus Heights Apartments Expansion site plan (05-19)	develop 42 additional apartments	1540 NE Merman Drive	staff requested applicant to revise site plan
Emmanuel Baptist Church Addition site plan (06-5)	construct 2,850-sq-ft addition to existing church building	1300 SE Sunnymead Way	staff requested applicant to revise site plan
Fire District #12 Storage Building site plan (06-10)	construct 3,000-sq-ft truck storage building on 30,500-sq-ft site	912 W. Main Street	staff requested applicant to revise site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; LC: Landmarks Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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WE'RE ON THE WEB!
WWW.PULLMAN-WA.GOV
